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Loudoun 2040 Comprehensive Plan

August 9, 2018 | Planning Commission Special Worksession

Goals for Tonight

1. Begin to Work Through Material

A. Lists of Recommendations

B. Land Use

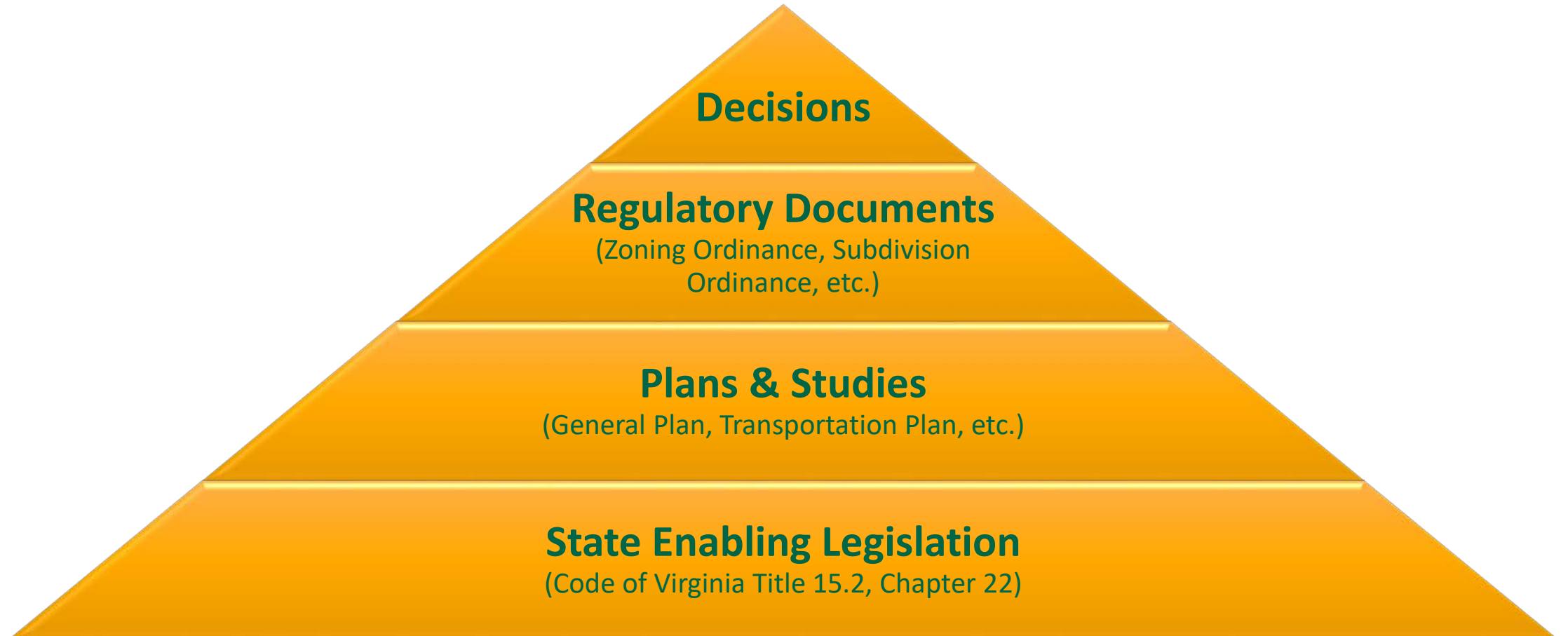
C. Place Types

2. 8:30pm – Questions & Answers on Other Topics

Goals of New Plan

1. Establish Policy Direction for County
2. Update to Reflect Achievements and Changes
3. Approachable
4. Flexible

Basis of Planning and Zoning



Comprehensive Plan and Zoning Ordinance: What's the Difference?

Comprehensive Plan	Zoning Ordinance
Advisory document	Mandatory compliance; Includes consequences for violations
Not self-implementing; Provides vision, goals and reasoning for what will become the implementing ordinances	Self-implementing; becomes law upon adoption
Recommends general guidance as to how land should be used	Provides detailed regulations for specific development projects
Guidance can be waived by decision-making body	Regulations can only be waived if authorized by ordinance

Plan Policy: General vs. Specific

	Pro	Con
General	Flexible; Allows for Creativity; More Adaptable to Market Changes (Specificity still contained in ordinances)	Potential for Inconsistent Interpretation as County Officials Change Over Time
Specific	Provides Greater Clarity in Direction of Implementation; Allows for More Consistent Interpretation Over Time	Inflexible; Can Grow Outdated; Can Give False Impression That Contents are <i>Required</i>

The *2040 Plan* is the first step in a culture change of more regularly reviewing and updating the County's planning documents.

Must find the appropriate balance of general vs. specific guidance in *2040 Plan*.

Workflow: Decision Points

1. Recommendations Lists
2. Rural Policy Area/Transition Policy Area Land Conversions
3. Place Types Template
4. Joint Land Management Area Place Types
5. Potential Place Types Consolidation
6. Proposed Route 7/Route 28 Urban Policy Area
7. Place Type Character & Intensity
 - a) *“Missing Middle” housing options*
 - b) *More/Less density*
 - c) *FAR calculations*
8. Other Issues/Q&A - *Starting at 8:30pm*

1. Recommendations Lists

- Stakeholders Recommendations
- Editorial Staff Recommendations
- Substantial Staff Recommendations

Stakeholders Recommendations

1. Better convey the design goals [of the Plan] by adding additional linkages between concepts, and consider where refinement is needed to clarify the Plan's intent.
2. Policy 1, Strategy 1.1 F. - This action should be moved up to become the first Rural Village policy.
3. Chapter 2-98 - Loudoun County Policy Areas Map. INSERT: "Stick Figure" of the 4 existing Dulles Runways & the location for the 5th, Planned Future Runway.

Stakeholders Recommendations

4. Chapter 2-99 - Loudoun County Redevelopment Areas Map. INSERT: "Stick Figure" of the 4 existing Dulles Runways & the location for the 5th, Planned Future Runway.
5. Chapter 3 - Loudoun County Natural Resources, Rivers & Streams, Watersheds & Historic District Areas Maps. INSERT: "Stick Figure" of the 4 existing Dulles Runways & the location for the 5th, Planned Future Runway.

Stakeholders Recommendations

6. I move the Vision Statement (pp 4-2) delete the words “for all people who want to work and live in Loudoun County.” So the Vision statement reads “Encourage housing options that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, incomes and special needs through the private market place.

Stakeholders Recommendations

7. Chapter 6 - Loudoun County Existing Facilities, Small Area Boundaries, Water/Service Areas, Trails & Parks Maps. INSERT: "Stick Figure" of the 4 existing Dulles Runways & the location for the 5th, Planned Future Runway.
8. CTP - Loudoun County 2040 Transportation Roadway Map Plan. Bicycle & PedEx, & Proposed Changes from 2010 CTP Maps. INSERT: "Stick Figure" of the 4 existing Dulles Runways & the location for the 5th, Planned Future Runway.

Stakeholders Recommendations

9. Robust and Scalable vocational training to support agriculture/rural economy.
10. Chapter 3: Blue Boxes - No build buffer for parks unless mitigated or remove [box].
11. Chapter 2: Increase residential densities in UPA (everything other than Transit Center). Comparing UPA and SPA residential density are the same - UPA should be higher [something like] 32-35.

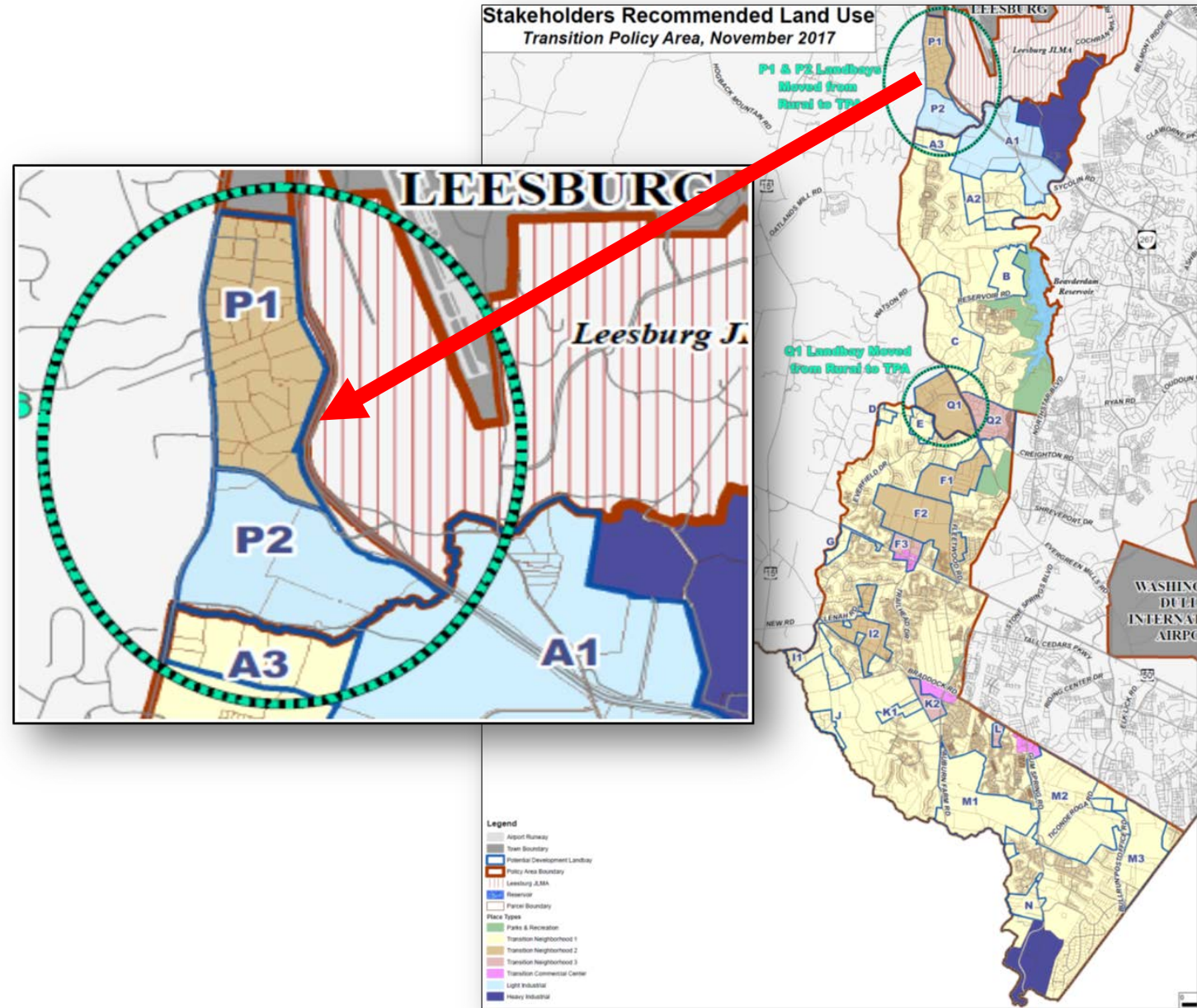
Stakeholders Recommendations

12.[Increase] Light Industrial [to] 1.0 FAR.

13.Look at methodology for calculating for density to make sure we get a diverse amount of residential units. Number and type.

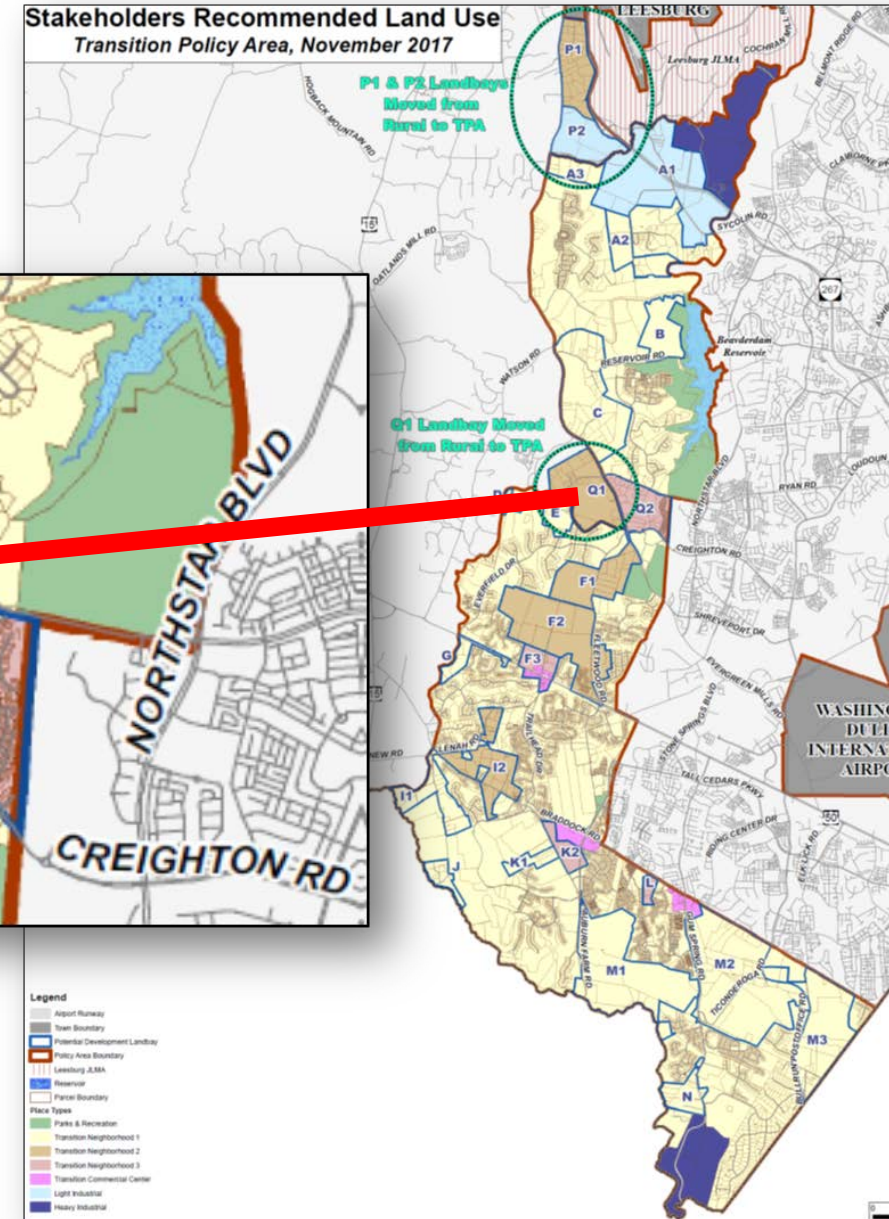
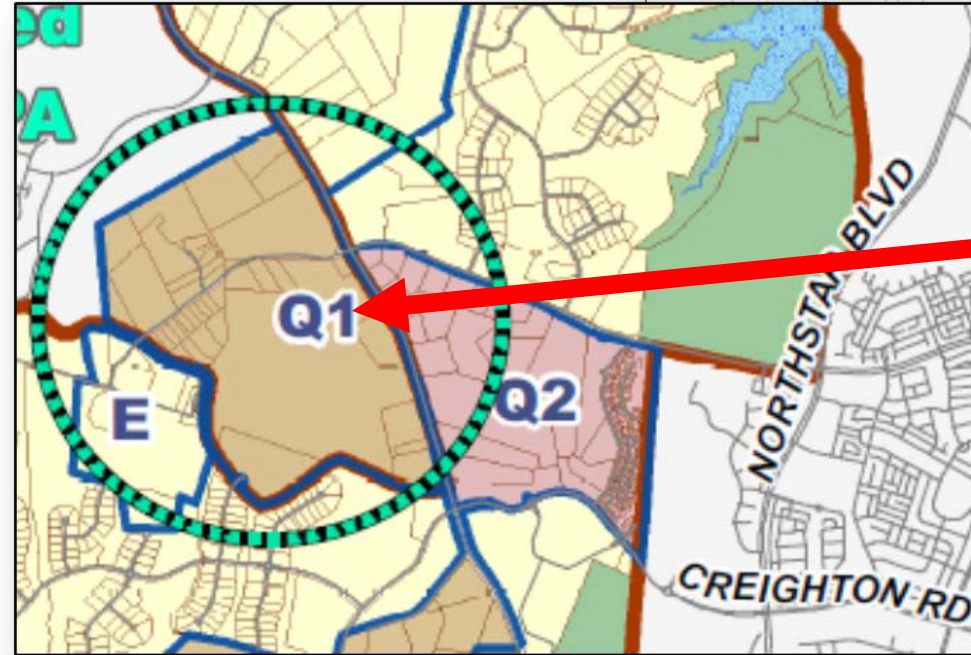
2. RPA Land Conversion to TPA

- Land Bay P1/P2
 - *Current:*
 - .05 du/a if < 20 acres
 - .2 du/a if >= 20 acres
 - Total units allowed: 85
 - *Proposed:*
 - 1 du/a in P1
 - Light Industrial in P2
 - Total units allowed: 181
 - *Difference of 96 units above RGP*



2. RPA Land Conversion to TPA

- Land Bay Q1
 - *Current:*
 - .05 du/a
 - Total units allowed: 114
 - *Proposed:*
 - 1 du/a
 - Total units allowed: 356
 - *Difference of 242 units above RGP*



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